Sela PCS Board Meeting Minutes
Date: October 13, 2022, 6:45 pm
Location: Zoom meeting

Attendance:

<table>
<thead>
<tr>
<th>Name</th>
<th>Role</th>
<th>Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deena Fox</td>
<td>Board member and chair</td>
<td>Present</td>
</tr>
<tr>
<td>Aster Allen-Patel</td>
<td>Board member</td>
<td>Present</td>
</tr>
<tr>
<td>Rose Benson</td>
<td>Board member</td>
<td>Present</td>
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<tr>
<td>Heather Capell Bramble</td>
<td>Board member</td>
<td>Present</td>
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<tr>
<td>Liz Cohen</td>
<td>Board member</td>
<td>Present</td>
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<tr>
<td>Rebecca Rubin Damari</td>
<td>Board member</td>
<td>Present</td>
</tr>
<tr>
<td>Yair Inspektor</td>
<td>Board member</td>
<td>Present</td>
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<tr>
<td>Bryce Jacobs</td>
<td>Board member</td>
<td>Present</td>
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<tr>
<td>Steve Messner</td>
<td>Board member</td>
<td>Present</td>
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<tr>
<td>Smruti Radkar</td>
<td>Board member</td>
<td>Absent</td>
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<tr>
<td>Ashley Stoney</td>
<td>Board member</td>
<td>Absent</td>
</tr>
<tr>
<td>Michael Walker</td>
<td>Board member</td>
<td>Present</td>
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<tr>
<td>Andrew Whiting</td>
<td>Board member</td>
<td>Present</td>
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<tr>
<td>Josh Bork</td>
<td>Head of school (non-voting)</td>
<td>Present</td>
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<tr>
<td>Ryan Benjamin</td>
<td>Director of operations (non-voting)</td>
<td>Present</td>
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Guests
Jerry Levine
Richard Moreno

Minutes: Heather Bramble
Timekeeper: Andrew Whiting

Agenda (Attached as Appendix A)
The meeting started at 6:50pm

Mission moments
Josh: We will be hosting a special visitor to celebrate our Blue Ribbon achievement. When we have an exact date we will let everyone know. Possibly Nov 1.

Great artwork from new teacher who has focused on Hispanic Heritage Month - Notes
Approval of Meeting Minutes

Heather moved to ratify the meeting minutes from September. Bryce seconded.
In favor: Steve, Aster, Deena
Opposed: None
Abstained: Rose, Rebecca, Michael, Andrew

No Ratification of Online Votes this month

Announcement: Note that our Charter Renewal meeting has been postponed to November - so not happening on Monday, October 17,

Board discussion: Facilities update

- Steve gave an intro to guests on facilities update.
- Josh reported on progress to begin to examine financing on possible purchase and renovation of the building.
- Richard Moreno: Building Hope - Serving as financial advisors. Fiduciary duty to get the best possible translation for the School. They have weekly calls with finance and school. Reviewed plan for school and reached out to several lenders. Received letters of intent from 2 banks including Eagle Bank with a very positive quote.
- Evaluating whether to do a quick closing with an additional transaction or delay the closing and do one transition.
- Jerry Levine: long time DC real estate attorney represented over 45 DC schools
- Working closely with team to get into all the legal aspects of legal and 5 areas to work on
  - due diligence
  - preparation acquisition
  - financing
  - due diligence
  - closing
- Also note OSSE loan program is extremely helpful
- Need to focus on agreement between landlord and seller and agree on terms
- Due diligence on building conditions and
- Timeline we can get acquisition between now and EOY or in 1Q23 and financing will follow on same timeline
- We can get a guestimate for construction costs and include that in original financing and figure
- Every dollar we can use for equity - is a dollar we don’t have to pay debt service on - so it could alleviate the interstate rate pressure if we could get fundraising to support the acquisitions
They have reviewed the scenarios to compare the current payments to the purchase - and as of now we would see some key savings per year by a significant number. Over time/life of lease we would save significant amount and own the building

**Head of School (HOS) report** (Full report attached as Appendix B)

**Goal 1: Student enrollment and retention**
- 280 students on count day
- Steady enrollment increases every year Josh, and 4 years of exceeded enrollment expectations

**Goal 2: School mission and culture**
- Funded field trips are happening all grades before November
- Everyone should send out fundraising requests for field trips!!!!!!
- Sending two teachers to ACTFL and Rebecca from the board will be there as well. (Shira and Yuval) and Shlichim are going to a conference.
- Book Fair: Every kid will get a book from the book fair

**Goal 3: Staffing retention and development**
- Seeing if more SST and SPED is needed

**Goal 4: Academic achievement**
- See Agenda and testing

**Goal 5: Finance and facilities**
- 6 Students over budget and see facilities update above.
- Hosting Eagle bank at school and they were very impressed

**Goal 6: Family engagement**
- Math Night on 9/28 very well received - in-person and included Aftercare - Include that messaging more clearly next time
- Scheduling Blue Ribbon ceremony with DC officials
  - Also reach out to Secretary of Ed on Blue Ribbon
- Add to ERC meeting - discuss SWAG
- Also, re-message Uniform Swap - to giveaway
- Also, consider doing big fundraiser on building plans

**Board discussion: Charter renewal presentation**

Short presentations
- Video - 2 minutes
- PPT and presentation - 3 min
- Moved to November
Board discussion: Academic data
Starting with consultant - will focus on Reading and do the deep dive
Reviewing PARCC and MWEA data as well as a discussion about how using the individual data and regular exit tickets, etc. to then give insight and assist teachers in revising instructions

Vote to move to closed session
Heather moved to end the open session of the meeting and move to closed session.
Yair seconded.
In favor: Rose, Rebecca, Steve, Michael, Aster, Andrew, Deena,
Opposed: None
Abstained: Bryce

The meeting moved to closed session at 8:44 pm.